RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James E. Walker and Eva L. Walker

GRANTEE
Federal Home Loan
Mortgage Corporation

Davidson County DEEDTRS
Recvd: 12/14/04 08:40 3pgs
Fees:18.00 Taxes:343.46
20041214-0148146

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 12, 2002 and recorded on July 18, 2002 as Instrument No. 20020718-0086619 in the Register's Office of Davidson County, Tennessee, James E. Walker, and Eva L. Walker conveyed to Archer Land Title, as Trustee for Ace Mortgage Funding, Inc., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on November 16, 2004 as Instrument No. 2004116-0137395 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on December 1, 2004 at the Gaylord Entertainment Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Fifth Third Mortgage Company, at and for the sum of $92,826.33, that being the highest and best bid offered; and

WHEREAS, the said Fifth Third Mortgage Company has assigned its interest in the said property to the Federal Home Loan Mortgage Corporation, and unto its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Fifth Third Mortgage Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor Trustee, does hereby grant, bargain, sell, and convey to the said Federal Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Being Lot No. 45, on the Plan of Hickory Bend Subdivision of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James E. Walker and wife, Eva L.Walker, by deed from Sherrie Bauman (AKA Sherrie Lorene Davis), of record in Instrument No. 20000424-0039956, Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 3208 Cloverwood Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Federal Home Loan Mortgage Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 1st day of December, 2004.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1st day of December, 2004.

DONNA JEAN BRYANT COMM. EXP. NOTARY PUBLIC 8-4-2010 PULASKI COUNTY, AR

Notary Public

My Commission Expires: 8/4/10

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,826.33, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1st day of December, 2004.

DONNA JEAN BRYANT COMM. EXP. NOTARY PUBLIC 8-4-2010 PULASKI COUNTY, AR

Notary Public

My Commission Expires: 8/4/10

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
c/o Fifth Third Bank
Madisonville Operations Center
Cincinnati, OH 45263

Parcel No. 096-11-0-050.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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